

**MINUTES OF MEETING  
Springfield-Sangamon County Regional Planning Commission  
May 20, 2020**

**INTRODUCTION**

Executive Director Molly Berns reminded callers that if someone has background noise, that \*2 allows them to mute/unmute their individual phone line.

**1. CALL TO ORDER.**

Chairman Joe Gooden called the teleconference via OpenVoice to order at 9:32 AM.

**2. ROLL CALL.**

Mary Jane Niemann called the roll.

JULY 2019	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2020	FEBRUARY	MARCH	APRIL	MAY	JUNE	Member	Representative	Affiliation
X	X	X	X	X	X	X	X	M E E T I N G  C A N C E L E D	X	X		<b>Joe Gooden, Chair</b>		City of Springfield
X			X	X	X	X	X		X			Ken Springs, Vice Chair		Sangamon County
X	X	X	X	X	X	X	X		X	X		<b>Greg Kruger, Secretary</b>		City of Springfield
X	X	X	X	X	X	X	X		X	X		Mayor Jim Langfelder	<b>Bonnie Drew / Val Yazell</b>	City of Springfield
X					X	X	X					Andy Van Meter	Brian McFadden	Sangamon County Board
		X	X	X	X	X				X		<b>Ald. Joe McMenamin</b>		City Council
X	X	X			X				X	X		<b>Ald. Andrew Proctor</b>		City Council
X	X	X	X	X	X		X		X	X		Greg Stumpf	<b>Trustin Harrison</b>	Sangamon County Board
X		X	X	X	X	X	X		X	X		George Preckwinkle	<b>Charlie Stratton</b>	Sangamon County Board
	X	X	X	X	X	X	X			X		Leslie Sgro	<b>Jason Graham</b>	Springfield Park District
	X	X	X		X	X	X		X	X		Frank Vala	<b>Roger Blickensderfer</b>	Springfield Airport Authority
X	X	X	X	X	X	X	X		X	X		Brian Brewer	<b>Frank Squires / Steve Schoeffel</b>	Sangamon Mass Transit District
X	X	X	X	X	X	X	X		X	X		Dick Ciotti	<b>Gregg Humphrey / Rob Leinweber / Jason Jacobs</b>	Sangamon County Water Reclamation District
X			X	X	X		X					Jeff Vose	Lyle Wind / Shannon Fehrholz	Regional Office of Education
X	X	X		X	X	X				X		<b>Eric Hansen</b>		Sangamon County
												Vacant (March 2019 -		City of Springfield
X		X	X						X	X		<b>Larry Hamlin</b>		Sangamon County

#### Others

Steve Walker

#### Staff

Molly Berns  
Jordan Leaf  
Mary Jane Niemann  
Joe Zeibert

**3. MINUTES OF MEETING.**

Chairman Gooden asked if there were any additions or corrections to the minutes of the April 15, 2020 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

**4. MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

**5. REPORT OF OFFICERS.**

There was no report of officers.

**6. REPORT OF THE EXECUTIVE DIRECTOR.**

**A. STAFF WORKING REMOTELY** – Molly Berns stated that the SSCRPC staff continues to work remotely and is in regular communication with each other.

**B. LONG RANGE TRANSPORTATION PLAN** – Berns noted that the staff has completed the draft Long Range Transportation Plan. The draft plan was reviewed by the Springfield Area Transportation Study (SATS) Technical Committee and SATS Policy Committee earlier this month. The draft plan has been made available for public comment through June 8. The 185 page draft plan may be found on the following websites: SSCRPC (sscrpc.com), Sangamon County, Sangamon Mass Transit District, Springfield Urban League, and City of Springfield. The SATS Policy Committee will take action on the amended plan, which will include comments received, on June 11. Berns stated that Shannan Karrick, Senior Planner – Transportation, will do a presentation of the plan once the Regional Planning Commission meeting can again be held in person.

**C. ELECTION OF OFFICERS** – Berns reminded Commission members that election of officers for the upcoming year (July, 2020 – June, 2021) will take place at the June 17, 2020 Regional Planning Commission meeting.

**7. CORRESPONDENCE.**

There was no correspondence.

**8. PUBLIC HEARINGS / COMMENTS.**

There was no one who wished to address the Commission.

**9. COMMITTEE REPORTS.**

**Land Subdivision Committee (LSC)** – There were three projects to be acted upon by the Regional Planning Commission this month:

**Ash Grove Subdivision –Redivision of Lot 5 – Wabash Commercial Park**

**Location & Sketch Map**

**Variance of Sec. 153.158(b)(2) – Lot Arrangement**

Description: Pt. NW ¼, Sec. 14, T15N, R6W – Located southeast of Ash Grove Drive and Hamlin

## Parkway

Joe Zeibert stated that this 15 acre development is located at the southeast corner of Ash Grove Drive and Hamlin Parkway to the east of Wells Fargo on the west side of town. A large scale development plan was approved for the apartment complex that is currently under construction. The proposed plan divides the existing lot into six lots for financing purposes and multiple mortgages with multiple banks.

Zeibert stated that a Variance of Section 153.158(b)(2) – Lot Arrangement was requested to allow lots to be served from an access easement and to create a flag lot with access to the approved access easement. The circumstance upon which the request for the variance was based on is not common to most other tracts. As previously mentioned, a large scale development plan was previously approved and an access easement was platted with the original subdivision to connect Ash Grove Drive. Therefore, a private street network has been approved and is in place to serve the development. Each lot will have access to the existing access easement.

Zeibert noted that all essential services are available to serve the site and the development is in accord with the 2037 Springfield Comprehensive Plan.

The Land Subdivision Committee recommended approval of the Location & Sketch Map and recommend approval of a Variance of Sec. 153.158(b)(2) – Lot Arrangement.

### **Ash Grove Subdivision –Redivision of Lot 5 – Wabash Commercial Park Preliminary Plan**

Description: Pt. NW ¼, Sec. 14, T15N, R6W – Located southeast of Ash Grove Drive and Hamlin Parkway

Zeibert stated that this is the second phase of the development process. Preliminary plans address the drainage and phasing of the development. In this case, the drainage has been previously approved and the phasing of the development will all be done in one phase.

Zeibert noted that the preliminary plan was recommended for approval by the Land Subdivision Committee and if approved by the Regional Planning Commission at this meeting, it cannot be signed until the Location and Sketch Map is approved by the City Council. This is allowed under the simultaneous submission requirements in the City of Springfield Subdivision Ordinance. If at any time the Location and Sketch map is denied, all other submittals are also denied. The developer is allowed to proceed at his own risk.

*Commissioner Larry Hamlin moved to concur with the action of the Land Subdivision Committee to recommend approval of Ash Grove Subdivision –Redivision of Lot 5 – Wabash Commercial Park - Location & Sketch Map and Variance of Sec. 153.158(b)(2) – Lot Arrangement and recommend approval of Ash Grove Subdivision –Redivision of Lot 5 – Wabash Commercial Park - Preliminary Plan.. Gregg Humphrey seconded the motion and the motion passed unanimously via a roll call vote.*

### **U-Haul Subdivision Preliminary Plan**

Description: Pt. of the E 1/2 of the NW 1/4 of the NE 1/4 of Sec. 36, T16N, R5W – Located on the south side of Clear Lake Avenue between Dirksen Parkway and I-55

Zeibert stated that this development is located on the old K-Mart property on the south side of Clear Lake Avenue between Dirksen Parkway and Interstate 55. U-Haul is currently remodeling the existing K-Mart building and would like to divide off the existing building located south of the Shell Station. All essential utilities are available to serve the site. The Location and Sketch Map was previously

approved.

The Land Subdivision Committee recommended approval of the Preliminary Plan.

*Commissioner Larry Hamlin moved to concur with the action of the Land Subdivision Committee to recommend approval of U-Haul Subdivision - Preliminary Plan. Secretary Greg Kruger seconded the motion and the motion passed unanimously via a roll call vote.*

For informational purposes, Zeibert then summarized other projects reviewed by the Land Subdivision Committee at their May 7, 2020 meeting that do not require action by the Regional Planning Commission:

Crows Mill Estates – 3<sup>rd</sup> Addition – Lot 148 – Variance of Sec. 153.157(L) – Restriction of Access and Variance of Sec. 153.158(b)(2) – Through Lot

Zeibert stated that the owner would like to construct a 30'x 30' garage with access to Hoecheater Road located west of North Cotton Hill Road. Hoecheater Road is an arterial street with access currently to Christine Court as indicated on the recorded plat approved in 1993.

Zeibert noted that the Land Subdivision Committee denied the Variance. Since that time, the owner requested not to pursue the variance request.

Wyatt City Minor Subdivision – Final Plat

Zeibert stated that this is a 6.6 acre development located east of Farmingdale Road and Roberts Road. The owner would like to divide the parcel into two lots to create an additional lot to construct another home. There is one single-family home currently on the site.

The Land Subdivision Committee recommended approval of the Final Plat.

Redivision of Lots 5 and 6 of Springfield Technology Park – First Addition – Revised Final Plat

Zeibert noted that this subdivision was previously platted and the developer would like to plat additional drainage easements on the lot as requested by the City of Springfield Public Works Department.

The Land Subdivision Committee recommended approval of the Final Plat.

Joette's City Minor Subdivision – Final Plat

Zeibert stated that this development is located at the southwest corner of Old Rochester Road and Business Park Drive to the east of Dirksen Parkway. There are three buildings currently on the property that the developer would like to divide off.

The Land Subdivision Committee recommended approval of the Final Plat.

**10. UNFINISHED BUSINESS.**

There was no unfinished business.

**11. NEW BUSINESS.**

There was no new business.

**12. SPECIAL ANNOUNCEMENTS AND PRESENTATIONS.**

There were no special announcements or presentations.

**13. ADJOURNMENT.**

Chairman Gooden noted that the next Regional Planning Commission meeting will be held on June 17, 2020.

There being no further business, Commissioner Larry Hamlin moved to adjourn. Secretary Greg Kruger seconded the motion and the meeting adjourned at 9:55 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann  
Recording Secretary